

MINUTES OF A WORK SESSION AND SPECIAL MEETING OF  
THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: October 11, 2018, at 6:00 p.m., at 6601 S Wheatlands Parkway,  
Aurora, Colorado.

Attendance

A work session and special meeting of the Board of Directors of Wheatlands Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following Directors, having confirmed their qualification to serve, were in attendance:

Jack Lent  
Paulette Martin  
Robert Romero  
Kathy Barela

Director Andrew Roper was absent. All director absences are deemed excused unless a contrary notation is recorded in these minutes.

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District general counsel; Lori Walker and Kimberly Armitage, YMCA; Kevin Cox, COX Landscaping, Inc.; Rick Gonzales, Marchetti & Weaver, District accountant; and Sharon Sulzle, AMI – Advanced Management, Inc.

Call to Order

It was noted that a quorum of the Board was present and the meeting was called to order.

Disclosure Matters

Mr. Waldron advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Waldron reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Waldron noted that a quorum was present and inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with

regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda

The Board reviewed the agenda. Following discussion, upon motion duly made and seconded, the Board approved the agenda, as amended.

Public Comment

A homeowner commented on the landscaping where the pine trees have been removed indicating that the site lines have improved.

**Landscape Maintenance**

Landscape Maintenance Report/Review Water Usage Tracking Report

Mr. Cox reviewed the landscape maintenance report with the Board. He informed the Board that work orders are underway, tree removal has been completed, trees have been wrapped and bagged for winter watering, and the irrigation is off and protected, but has not yet been blown out for the winter. Mr. Cox also updated the Board on completed maintenance items which include: native mowing, aeration and fertilization of turf, and the removal of annual flowers. Mr. Cox reported that the District is using less water than in the past, and the ET system appears to be working well.

The Board discussed the north west corner of E Wheatlands Parkway and S Harvest Street. Mr. Cox informed the Board that a proposal will be discussed at the next meeting.

The Board engaged in general discussion regarding the maintenance of the recreation center lot. Following discussion, the Board determined not to mow the lot but would like all visible debris within 20 feet of the sidewalk removed.

The Board also inquired about the removal and replacement of mulch with river rock. Mr. Cox informed the Board that the mulch would be replaced with river rock in the same color as the mulch with a variety in rock sizes.

Other Landscape Maintenance

None.

**District Management and Operations**

District Management Report

Ms. Armitage reviewed the District Management Report with

the Board. She informed the Board that the pool has been winterized, and the clubhouse furniture is being priced out.

Ms. Armitage updated the Board on the S Ider Street detention pond final walkthrough. She noted Cox will need to muck out the trickle channel twice a year. She also noted for ease of access, J3 Engineering recommended the rip rap remain. In addition, she noted that the southeast side of the trail will need a retention wall. The project is under budget and the clean out of the second pond will commence in January 2019. The Board asked Ms. Armitage to see if there would be a discount if both ponds were cleaned out at the same time. Ms. Armitage noted that the outlet structures for the detention ponds will need to be cleaned out more often.

The Board discussed the Tract B reseeding.

Other Management and None.  
Operations

### **Covenant Enforcement/Design Review**

Report/Update on Covenant Ms. Walker reviewed the covenant enforcement report with the  
Enforcement/Design Review Board. She noted that Norris is being much more responsive. She also informed the Board that they are half way through the fence stain violations and that the District might get a better response to the violations if they send a notice and letter to the homeowners.

Other Covenant The Board engaged in general discussion regarding adding  
Enforcement/Design Review covenant enforcement information to the website.

The Board determined that the covenants committee will determine prioritization of enforcement.

The Board reviewed the AR report. No action taken.

### **Parks, Recreation and Community Activities**

Discuss Status of Park Design Mr. Waldron gave a general update on the Park design. He noted that the contract for Architerra to oversee construction administration would be presented at the next meeting.

### **Financial Matters**

**Financial Matters**

Financial Report Mr. Gonzales reviewed the financial report with the Board.

Review 2019 Preliminary Draft Budget Mr. Gonzales reviewed the 2019 draft budget with the Board. The Board engaged in general discussion. No action taken.

Discuss 2019 Budget Hearing Dates Following discussion, the Board determined to hold the public hearing on the 2019 proposed budget on December 5, 2018 at 6:00 p.m.

Other Financial Matters None.

**Legal Report**

Other Legal Matters None.

**Director's Items/ Other Business**

Discuss Website and Director Email Ms. Barela provided an update on the new District website and email. She noted that the Website is live and pushes comments to Facebook and twitter. The Board engaged in general discussion regarding director emails and how responses should be handled. The Board determined that email replies should be handled by the respective committee.

**Adjournment**

There being no further business to come before the Board, upon motion, second and unanimous vote, the meeting was adjourned. The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

  
Secretary for the Meeting

The foregoing minutes were approved on the 5th day of December, 2018.